
A G E N D A I T E M S U M M A R Y**Reference No:** CB-58-1990**Draft No:** 4**P r i n c e G e o r g e ' s****Meeting Date:** 7/24/90**C o u n t y C o u n c i l****Requestor:** C

Item Title: An Ordinance to create a new C-R-C Zoning category to provide locations for upscale regional shopping centers

Sponsors C B P W I

Date Presented	5/22/90	Executive Action	____/____/____	—
Committee Referral	(1) 5/22/90	C.O.W.	Effective Date	7/24/90
Committee Action	(2) 7/11/90	FAV(A)		
Date Introduced	6/12/90			
Pub. Hearing Date	(1) 7/10/90	7:00 PM		
Council Action	(1) 7/24/90	Enacted		
Council Votes	B_: A_, CA: -_, C_: A_, CI: -_, MC: A_, M_: -_,			
	P_: A_, W_: N_, WI: A_, __: __, __: __, __: __			
Pass/Fail	P			

Remarks

Drafter:	An ad hoc committee with public/private citizen representation	Resource Personnel:	Warren Kahle, Council Planning Coordinator
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LEGISLATIVE HISTORY**COMMITTEE OF THE WHOLE****Date:** July 11, 1990

Committee Vote: Favorable with amendments 4-0-0 (In favor: Council Members Casula, MacKinnon, Mills, Pemberton).

The Council staff circulated a Summary of the Public Hearing Testimony of the hearing on CB-58-1990 which was held on July 10, 1990. Also circulated were written comments submitted for the record by the City of Bowie, the Gunpowder Citizens Association and the West Laurel Civic Association (joint letter), and by Glenn T. Harrell, Jr. on behalf of the Taubman Company. The staff also circulated a sheet proposing three amendments for Council consideration. Following discussion of each of the proposals and receiving verbal comment on each by both Taubman representatives and civic association representatives, the Council directed that an amendment be prepared incorporating the following points:

1. Minor revisions (page 30, beginning on line 7).

Delete reference to the "Planning Director or designee" and substitute the Planning Board. Also delete the provision which allows up to 1/2 story modification in the height of a building.

2. Design guidelines (page 31, Section 3).

Add staff's proposed sentence amplifying upon the topics which may be addressed within the design guidelines (to be prepared by the Planning Board and reviewed and approved by the District Council).

3. Reversion.

Add a provision stating that if a Detailed Site Plan is not approved within five years after the zoning is granted that the property reverts to the prior zoning category. Secondly, provide that the property owner or developer may request an extension of the time period and that the Council may grant a specified extension for good cause. Thirdly, clarify that the vesting of rights to the zoning does not occur with the approval of a Detailed Site Plan, but with issuance of a building permit and construction pursuant thereto.

4. Severability.

The clause as written in Draft 3 provides that no provisions of the bill are severable. This is to be replaced with a conventional severability section, but specifically stating that key paragraphs, such as the "stores list," are not severable.

COMMITTEE OF THE WHOLE

Date: June 6, 1990

Committee Vote: No recommendation, with amendments, 4-3-0.

A Committee of the Whole worksession was held on June 6 to review CB-58-1990. Warren Kahle presented a synopsis of the principal regulations applicable in this new zoning category. Following discussion, the Council voted to report out CB-58 with no recommendation inasmuch as it appeared that the bill had not been routed to the Maryland Municipal League for comment. Staff was also directed to incorporate language in the bill requiring that Design Guidelines applicable to upscale regional shopping centers be prepared by the planning staff, reviewed by the Planning Board, and forwarded to the County Council for review and approval.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

The recently approved Subregion I Master Plan makes reference to a location for an "upscale" regional mall. This legislation is intended to define the character, minimum standards, and amenities which would be applicable in such a regional center.